



September 16, 2004

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Thursday, September 16, 2004 in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Karen Alexander, Bill Burgin (Co-chair), George Busby, Graham Carlton, John Casey, Phil Conrad, Ronald Fleming, Rodney Queen, John Safrit, Jeff Smith, Bill Wagoner, Victor Wallace, Dee Dee Wright, and Diane Young.

Staff Present – Janet Gapen, Dan Mikkelson, Diana Moghrabi, David Phillips, Lynn Raker, Patrick Ritchie, John Vest and Craig Lewis (Lawrence Group).

Four members of the **public** attended: Carole Jean S. Zvonar, M.D. President of Historic Salisbury Foundation; Anne R. Lyles, Trustee of Historic Salisbury Foundation and Sec. of Brooklyn South Square Neighborhood Association; Linda Edminston, resident of Brooklyn South Square; Diane Dillon, Executive Director, Historic Salisbury Foundation

The meeting was called to order, with Bill Burgin, Co-chair, presiding. The minutes from the September 2 meeting were accepted as written. Mr. Burgin welcomed the committee and guests.

Mr. Victor Wallace requested that he be added as a member of the subcommittee that will review the new district mapping as outlined in the August 19 minutes. Other members include: Jake Alexander, Karen Alexander, George Busby, and Bill Burgin.

The Chapter 2 discussion continued from the previous meeting. Updated versions of the chapter were distributed to members, and Craig Lewis recapped the changes that were made. Craig asked the committee to decide on the intent of the current A-1 district – whether to hold it for future growth or preserve it. A decision has to be made about policy concerning A-1, and what it should be converted to under the new zoning. After demonstrating some options on "Rural Conservation Strategies," the committee discussed the pros and cons of three options. A districting map was made available to the members so they could identify where the A-1 districts exist on the current zoning map.

It was decided that it would require some research to see what non-conformities would be created. Janet Gapen was assigned the task of determining an average lot size in the A-1 district. The committee felt they needed more information before making a decision.

The use table on page 2-7 was analyzed by the committee. Some changes made in the new downtown district (currently B-5) needed to be re-examined. Major automotive repair will be eliminated and minor repair would be allowed. Gas stations will not be permitted in downtown and equipment rental (copiers, computers, etc.) would be allowed. When considering the downtown district, one must acknowledge its denser use.

The committee was asked to study the use table, and to be prepared to make recommendations at the next meeting.

The next LDOC meeting will be October 7, 2004.

dm